

David Corban architect, PLLC

Architecture / Planning / Sustainability

Board of Collier County Commissioners
3299 Tamiami Trail East
Naples, FL 34112

Dear Commissioners,

We appreciate your consideration of this proposal for development of the 17 acre parcel in the Bayshore CRA.

As you know this parcel was purchased by the CRA about 12 years ago in order to encourage development of the property in a way that improves the overall viability of the district. We are confident that we have a team and idea that will achieve the CRA's goals, be profitable for the developer and solve issues that affect Collier County and the rest of South Florida.

We are proposing a public-private team with FGCU and Rebecca Maddox. Ms. Maddox has been most responsible for the resurgence of the district in the last 5 years and has brought more than 150 jobs to the neighborhood.

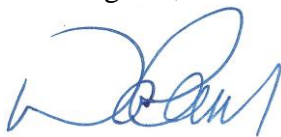
FGCU wishes to build a Wetland Research Park on the easternmost 11 acres of the property. (the part of the site no one wants!) The goal of this facility is no less than saving south Florida from the water quality issues that have plagued us for decades and have become worse in the last 18 months. Not only will this Wetlands Research Park be a place of education and important research, it will be an amenity for the Bayshore and Collier County residents by providing much needed green space and a linear park linking Sugden Park with Bayshore Drive.

On the most visually prominent portion of the site, we propose to locate a Cultural Arts Center. The Southwest corner fronts on Bayshore and at 1.6 acres provides ample room for a 35,000 sf facility and associated parking.

As an 18 year resident of the Bayshore area and architect for numerous projects in the area including the Naples Botanical Garden, Catholic Charities and Celebration Park, we are excited to be a part of this project that will help Bayshore continue to be a destination for all of Collier County.

If you should have any questions, please do not hesitate to reach out to me.

Best Regards,



David M. Corban, AIA, LEED ap



ARCHITECTURE / PLANNING / SUSTAINABILITY

David Corban Architect, PLLC / 1042 Sixth Avenue North, Naples, FL 34102
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A JOINT PUBLIC – PRIVATE PROPOSAL FOR THE 17 ACRE PARCEL

BENEFITS TO BAYSHORE AND THE GREATER COMMUNITY

PUBLIC ACCESS

1. 1/3 mile Linear Park similar to the Gordon River Greenway is proposed that will connect Sugden Park to Bayshore drive. This path/boardwalk will pass through the FGCU Wetlands Research Park providing visual and physical access to the restored natural environment. Linear park amenities will include:
 - Wetlands overlook tower
 - Shade structures and benches
 - Informational signage relating to wetlands research and flora and fauna
2. Space for a neighborhood wetland overlook at north edge of property accessed from Harvest Court.
3. Sculpture garden located along the Linear Park
4. 20,000 sf Public Plaza over parking at mixed use development, providing access from Linear Park and from Bayshore.

CULTURAL ARTS CENTER

- We have allocated 1.6 acres of land for the cultural arts center. The most prominent and easiest to access part of the property would be dedicated to the cultural arts center.
- There is plenty of room to build a 18,000 sf to 35,000 sf facility with parking for up to 100 cars.
- The facility could be a single use or a combination of the following:
 - Visual arts museum
 - Performing and art house film theatre
 - Art studios
 - Art classroom/labs
 - Gift shop

FGCU WETLAND RESEARCH PARK

- Led by one of the world's most recognized and respected wetlands scientists, Dr. William Mitsch, this facility is desperately needed to help study and solve our critical water quality issues in Florida. Dr. Mitsch is currently studying the affects and causes of red tide and green algae.
- Water quality is the most pressing issue facing Florida. Governor Desantis has set aside \$2.5 billion to solve the issue.
- This facility will house a lab to study the wetlands located on site and will provide a jumping off point for studies in the Everglades, Lake O and Gulf of Mexico.
- Dr. Mitsch wishes to provide a place for his PHD candidates to live and study. (Scientist's Lofts)
- The wetlands will be restored by removing exotics and replanting native plants.
- The wetlands research park will not only help solve our water issues, it will be an amenity for Bayshore and the greater Collier County community
- We believe much like the Botanical Garden down the street, the wetlands park will draw visitors from all over who will also go to the Cultural Arts Center and become customers for Bayshore businesses.

MIXED USE

- The for-profit portion of the project to be developed by Rebecca Maddox will be commercial and residential uses that will provide benefits to the Bayshore Community.
- Potential uses include:
 - Culinary arts
 - Restaurant
 - Wine sales and tasting room
 - Boutique markets
 - Cooking school
 - Commissary
 - Artist's lofts/studios – Place for artists to live and work.
 - Scientists lofts – Place for PHD candidates and their families to live while doing research at the Wetland Research Park.
 - Limited amount of market rate condominiums
 - Retail art galleries
- 20,000 sf Public Plaza over parking at mixed use development, providing access from Linear Park and from Bayshore. Could serve as the front porch for the Bayshore neighborhood.



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OFFICE OF THE PRESIDENT

December 4, 2018

The Honorable Andy Solis, Esq., Chair
The Board of Collier County Commissioners
3299 Tamiami Trail East, Suite 303
Naples, FL 34112-5746

Dear Chairman Solis,

Florida Gulf Coast University (FGCU) greatly appreciates being considered for a possible gift of the 17-acre Bayshore parcel. FGCU has long had a strong relationship with Collier County residents and is interested in strengthening that bond through this public-public partnership.

Collier County residents participate in continuing education and lifelong learning classes in our Fifth Avenue South building and at the Kapnick Center. Recently, we partnered with Collier County on Freedom Park, where research and teaching complement exploration of the impact wetlands there have on water quality in Naples Bay and flood control for surrounding areas.

Water is essential to our way of life in Southwest Florida. Our wetlands are too dry, our uplands are too wet, rivers and lakes are being clogged with nutrients and toxic algae. The issues of water in Southwest Florida have never been more apparent than during the summer of 2018, with the dual threats of blue-green algae and red tide. News media from local to international outlets sought out our marine scientists for their in-depth knowledge of the situation. Among those interviewed extensively was Dr. Bill Mitsch, Director of FGCU's Everglades Wetland Research Park, located in the Kapnick Center near the Bayshore parcel. Dr. Mitsch has also given several key presentations in the past 4 months about red tide causes and mitigation, several in Naples at the invitation of Collier County.

Collier County's decision to contribute the Bayshore parcel to FGCU will demonstrate a strong commitment to improve the environment and protect and conserve wetlands in Southwest Florida. It will show that the county's priorities complement those of FGCU, which is planning to significantly expand our research in coastal and watershed studies.

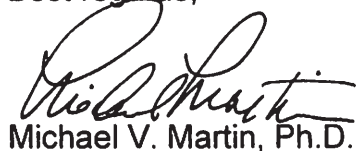


Collier County's partnership will strengthen the quality of water programs and enable FGCU to recruit additional talent to ensure an interdisciplinary approach to complex water and sustainability issues. Dr. Mitsch is a renowned wetland and restoration scientist. His presence has attracted dozens of national and international visiting researchers from around the world who, over the past 6 years, have come to Naples to contribute to our teaching and research missions. The Bayshore parcel, when developed with infrastructure and restored wetlands, will enable FGCU to further expand its water research and to provide housing and additional space for visiting researchers, dignitaries and others who come to explore wetland and water quality issues at the Everglades Wetland Research Park. This would make Collier County a demonstration site for best water management practices which could be shared across the globe.

Those who visit and stay on the grounds will contribute to the local economy by dining and shopping in the area and using local services such as nearby day care facilities. Preliminary plans also include public access to and through the property via a boardwalk system from Bayshore to Sugden Regional Park; tours of the facility and its restored and experimental wetlands; and public multi-purpose space and art displays similar to those at the Kapnick Center. FGCU coastal and wetland studies on Bayshore will attract tourism and business to the area, similar to what has happened around the FGCU Fort Myers campus.

I have attached concept drawings generously contributed by architect Mr. David Corban. We recognize that additional private fundraising will be needed to evaluate the Bayshore parcel and construct the illustrated facilities. Several processes, evaluations and studies must take place before we can formally accept the Bayshore parcel, but we are interested in moving forward with what appears to be a project that will be beneficial to all.

Best regards,

A handwritten signature in black ink, appearing to read "Michael V. Martin".

Michael V. Martin, Ph.D.

President, Florida Gulf Coast University

February 4, 2019

Advantages of having an FGCU “wetlands and water quality campus” in Naples and Collier County and on Bayshore:

- 1. More students (undergraduate, graduate) and visiting scientists from around the world will live and work on Bayshore**
- 2. Naples and Collier County will have an enhanced world-class water and wetlands center, attracting more residents and tourists to the area**
- 3. The FGCU facilities will be available for many educational and government groups for ecological education and meetings**
- 4. If we receive enough economic incentive with a donation of the land to FGCU, that will allow us to leverage for \$8 million for some of the structures shown on our landscape sketch.**
- 5. Our students, faculty and staff will give birding and ecological tours of our restoration of the wetlands on the 11 acre FGCU site for the public.**
- 6. We will provide a public easement to build a bike path through the site from Sugden Park to Bayshore Drive.**

Respectfully submitted,



William J. Mitsch, Ph.D.
Eminent Scholar and Director, Everglades Wetland Research Park
Juliet C. Sproul Chair for Southwest Florida Habitat Restoration and Management
FGCU, Naples, FL

Everglades Wetland Research Park, 110 Kapnick Center wmitsch@fgcu.edu

Florida Gulf Coast University, 4940 Bayshore Drive, Naples, FL 34112

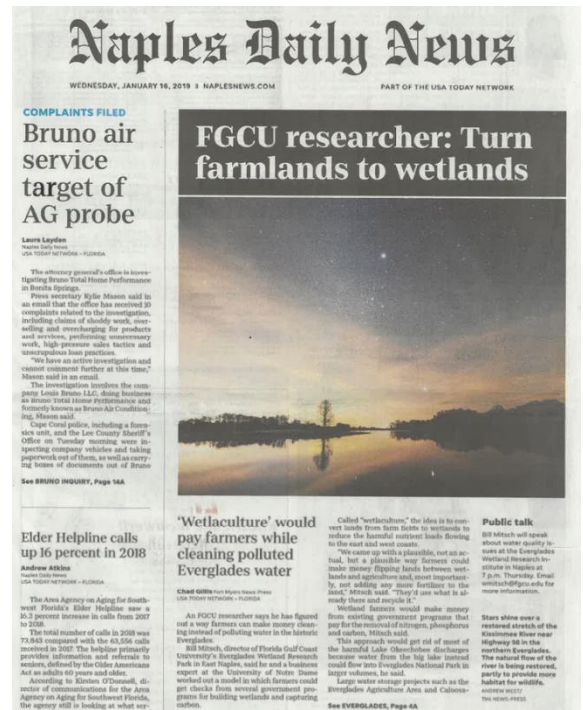
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Press/News

1. **Happy World Wetlands Day to Everyone! Beachtalkradio interviewed Bill at Ft. Myers Beach, Florida** (Beachtalkradio, February 2, 2019)
2. **SFWMD says sugar farming no longer a threat, advocates disagree** (WINK TV, February 2, 2019)
3. **FGCU study asks, do car emissions contribute to red tide?** (1075Jamz.fm, Fort Myers Beach, January 28, 2019)
4. **Nearly a third of state's waters polluted, experts say** (Fort Myers Beach Bulletin, January 24, 2019)
5. **Red tide fed by runoff into river, FGCU researcher reveals** (Lake Okeechobee News, January 20, 2019)
6. **'Red menace': Research looks at causes and possible mitigation for red tide outbreaks** (Naples Daily News, January 19, 2019)
7. **Bill Mitsch on Red Tide** (theparadiseprogressive.home.blog, January 17, 2019)
8. **FGCU researcher says converting farms to swamps would help water issues** (ABC-7, January 16, 2019)
9. **FGCU researcher: To clean water, convert some farm fields to wetlands in Everglades** (Naples Daily News, January 16, 2019)
10. **Red Tide: Scientist Dr. Bill Mitsch gives a speech calling calls fertilizer the opiate of agriculture** (Local Sarasota County News, January 12, 2019)
11. **Scientist says new type of farming would not need fertilizer** (Charlotte Sun, January 12, 2019)
12. **Florida gets 'D' in protecting beaches from coastal erosion, climate change** (WINK TV, January 12, 2019)
13. **FGCU study asks, do car emissions contribute to red tide?** (WINK TV, January 11, 2019)
14. **FGCU researcher reveals the cause of red tide during lecture series speech** (WVCU Radio, January 11, 2019)
15. **Researcher says test results identify red tide cause** (90.7 WMFE-Orlando, January 11, 2019)



January 10, 2019—Moonlight on the Marsh lecture sets record attendance of 250 and extensive press coverage

16. **The Bernard and Susan Master 2019 Moonlight on the Marsh Distinguished Lecture Series - Bill Mitsch's presentation** (YouTube, January 10, 2019)

17. **Eminent Professor Dr. Bill Mitsch explains harmful algal blooms in FGCU lecture series** (WGCU, January 9, 2019)
18. **FGCU researcher wants to clean water by flipping lands between wetlands and farm fields in Everglades** (Naples Daily News, January 7, 2019)
19. **Could farmers make money by helping clean up Florida's water supply?** (WINK TV, November 22, 2018)

"The marriage between agriculture and wetlands restoration is being pitched by scientists as the middle ground in the tug of war between the farming industry and environmentalists....."



20. **EWRP Director and Prof. Bill Mitsch ends his sabbatical at Notre Dame with a formal lecture and a bookstore book signing** (Notre Dame, IN; November 8-9, 2018)
 Prof. Bill Mitsch gave a GLOBES (<https://www.facebook.com/NDGlobes/>) Seminar at the University of Notre Dame on Thursday November 8, 2018. The GLOBES mission is to train a new breed of students capable of developing and implementing comprehensive strategies that combine science, technology, and public policy skills to serve nature and society. These students will be the innovators and difference makers for our future and the future of the planet. On Friday November 9, 2018 Dr. Mitsch was invited by the Hammes Notre Dame Bookstore to participate in a book signing for the latest edition of his textbook "Wetlands," now in its 5th edition. The 5 editions of the book, referred to as the "wetland bible," have sold over 100,000 copies and have trained generations of wetland scientists and engineering since the first edition was published in 1986
21. **EWRP leads a multi-university symposium in Cincinnati Ohio on sustainably solving harmful algal blooms in lakes and estuaries** (November 1, 2018)
 A scientific session was held at a lake management conference ([NALMS2018](#)) in Cincinnati on November 1, 2018 about solving harmful algal blooms with wetlands and business models. Participants were from **Florida Gulf Coast University, University of South Florida, Wright State University, Ohio State University, University of Notre Dame and University of Findlay**. We are so pleased that all of these speakers took time from busy schedules and converged for 4 hours of presentations and discussions. Great interaction and discussion too occurred with the audience.
22. **Scientists say Florida has the solution to red tide but special interests might be in the way**(WTSP 10, October 29, 2018)
23. **Red Tide roundtable with FGCU/EWRP Scientist** (Tampa Bay Times, October 17, 2018)
 Red Tide roundtable with US Representatives and US Senator listen to scientists, business owners and researchers during a discussion on the current Red tide affecting both Florida's east and west coast today in Pinellas County
24. **Prevent red tide? Start with more wetlands, experts say** (Florida Politics, October 17, 2018)
 "Scientists with varying areas of expertise all agreed: Red tide is a naturally occurring environmental phenomenon, but large blooms are likely fueled by warmer Gulf temperatures as the result of climate change and, possibly, by nutrient runoff from agriculture."



25. **U.S. Congress Senator and Representatives Meet in St. Petersburg With FGCU/EWRP Scientist on Red Tide Problems in Florida** (Bay News 9, October 17, 2018)
William Mitsch, Director, Everglades Wetland Research Park, (center) says protecting wetlands and fixing the Everglades is essentially to dealing with red tide:



<https://twitter.com/DaveJordanBN9/status/1052566447183007744>

WTSP Live stream: <https://www.facebook.com/10NewsWTSP/videos/947753145434270>

26. **'Red tide could increase in intensity'** (Naples Daily News, August 31 2018)
27. **EWRP participates in Red Tide Informational Meeting in Naples Florida** (August 29, 2018)
Collier County reported that there were about 350 people in attendance and the Facebook Live version had over 16,000 views with a reach of 36,000 pages. Here is a link to all of the presentations and the video:
<https://www.youtube.com/watch?v=OTvMvflDlqI&feature=youtu.be>
<https://www.colliercountyfl.gov/your-government/divisions-f-r/pollution-control/red-tide>
28. **From pier to the Capitol, red tide divides – and unites – Floridians** (Christian Science Monitor, August 29, 2018)
29. **Researchers investigate what's making Florida red tide so bad for so long** (NBC News, August 15, 2018)
30. **Sugar farmers say they're being unfairly attacked for water quality issues in SWFL** (WINK News, August 14, 2018)
31. **Scientists Look for Link Between Releases and Red Tide** (WGCU, August 13, 2018)
32. **How are Lake O and Caloosahatchee River affecting red tide?** (NBC-2 Ft Myers/Naples, August 9, 2018)
33. **Scientists search for 'smoking gun' in the dead zone of Florida's red tide** (Bill Weir at CNN, August 8, 2018)
34. **Black Swamp Savior: How Bringing Back Conquered Wetlands Could Help Solve Harmful Algal Blooms** (Environmental Monitor, July 31, 2018)
35. **Why more rainfall could be good and bad for the algae situation** (ABC-7 Ft. Myers/Naples, July 27, 2018)
36. **FGCU professor says algae could stay for another 5 months** (NBC-2 Ft Myers/Naples, July 19, 2018)
37. **More water releases raise concerns** (NBC-2 Ft Myers/Naples TV, July 13, 2018)
38. **Expert weighs in on best way to get rid of algae** (ABC-7 news, July 11, 2018)
39. **Mitsch receives first Odum award** (OSU-Office of Energy and Environment, June 28, 2018)
40. **Flipping the landscape to remove excess nutrients from the environment?** (WGCU PBS radio interview June 25, 2018)
41. **FGCU professor examines Collier wetlands to help prevent flooding** (WINK TV, Ft. Myers/Naples FL June 15, 2018)



42. **EWRP Director and graduate student encourage use of wetlands to mitigate hurricane-scale flooding in Naples** (WINK TV, June 15, 2018)



43. **EWRP Director quoted in article on EAA Reservoir in South Florida** (Palm Beach Post, June 14, 2018)

44. **Bill Mitsch honored at AEES Annual Meeting in Houston Texas** (Houston Texas, June 12, 2018)

FGCU Everglades Wetland Research Park Director Bill Mitsch received the 1st Odum Award for Ecological Engineering Excellence today from the American Ecological Engineering Society at their annual conference held in Houston Texas. The meeting also featured the return of 10 current or past AEES president.

45. FGCU Professor Mitsch Mentioned in the News **Wanted: Innovative farmers to help slow algal bloom on Lake Erie** (Christian Science Monitor, May 29, 2018)

46. **EWRP Director Gives Ecological Engineering Challenges to Ohio Stormwater Engineers and Consultants** (Sandusky, Ohio, May 11 2018)

EWRP Director Bill Mitsch gave one of his most rewarding lectures in some time to ~600 folks at a luncheon at the Ohio Stormwater Conference here today. A lot of Ohio contacts came up afterwards to renew connections; others just remembered taking his wetland course at Ohio State University. His challenges to the mostly engineering/cousultant audience on fixing the fertilizer messes we have in Ohio, Florida and around the world and restoring wetlands we have lost at the same time were warmly received.



47. **FGCU scientists studying ways to combat algae growth in SWFL waterways** (WINK TV, May 7, 2018)

48. **FGCU wetlands researcher starts experiment at Freedom Park in Collier** (Naples Daily News, May 4, 2018)

Bill Mitsch was interviewed by the report of Naples Daily News during the planting day in May 3, 2018

49. **EWRP graduate student inducted into Sigma Xi, the honorary research society** (April 9, 2018)

Ms. BingBing Jiang, (front row left in photo) a Ph.D. student at the Everglades Wetland Research Park in Naples, was one of 13 scientists inducted into Sigma Xi, the national research honorary society, on Monday evening April 9 2018 at The Ohio State University chapter meeting held at at the Ohio Union on OSU's campus. The OSU Chapter is one of the oldest chapters of Sigma Xi in the country, It has been recognizing achievements in research since 1898. Congratulations BingBing!



50. **World Wetland Day and Ramsar Wetlands in the USA-Uncertainty for the Future** (SWS Newsletter v35:p37-39, 2018)

51. **Florida could spend \$1 billion on Everglades reservoir project, but will it work?** (Naples Daily News, January 3, 2018)

David Corban architects, pllc

DCa is a Naples based Architecture firm providing full architectural services to the public and private sectors. The firm's work is marked by its thoughtful detailing and careful response to the Florida environment. With a twenty-first century take on Florida Architecture, DCa provides clients in Southwest Florida with an architecture unique to its environment. Mr. Corban has been at the forefront of the design community in Florida, winning more than 20 awards from the American Institute of Architects at the state and local levels. Mr. Corban was recently named Citizen Architect by the Florida Association of the American Institute of Architects.

In 2015 we were honored to receive the Audrey Nelson Community Development Award at the winter meeting of the National Community Development Association in Washington, DC for our design of the Immokalee Zocalo

In 2012, as part of the Florida Association of the American Institute of Architects 100th anniversary, Mr. Corban's Home, Haldeman Creek House was selected by his peers as one of the best buildings in Florida in the last 100 years.

David is a graduate of the School of Architecture at Mississippi State University where he studied under Samuel Mockbee, founder of the Rural Studio and Recipient of the AIA Gold Medal. He is a member of the American Institute of Architects and is licensed by the state of Florida and the National Council of Architectural Registration Board. He is also a **LEED** Accredited Professional (Leadership in Energy and Environmental Design). He has been practicing Architecture in Collier County for 21 years.

Mr. Corban has been the architect for some of Collier County's most recognizable projects, including the Naples Botanical Garden, Celebration Food Truck Park, the Cambier Park Bandshell and North Collier Regional Park. He was an integral part of the redevelopment of Fifth Avenue South in Naples, having completed eight mixed use projects including the 837 Building and the Bank of America Building.

DCa has a staff of five professionals including two Architects licensed in Florida.

AREAS OF PRACTICE

- Traditional Architectural Services
- Master Planning/Land Planning
- Interior Space Planning
- **LEED** Certified Building Design

CURRENT PROJECTS OF NOTE

- Shelter for Domestic Violence and Human Trafficking
- Grace Place for Children and Families
- AVOW Hospice
- Holocaust Museum and Education Center of Southwest Florida
- Fakahatchee Strand Preserve State Park Facilities
- Lutgert Professional Center – 45,000 sf Office Building
- Immokalee High School
- Immokalee Middle School



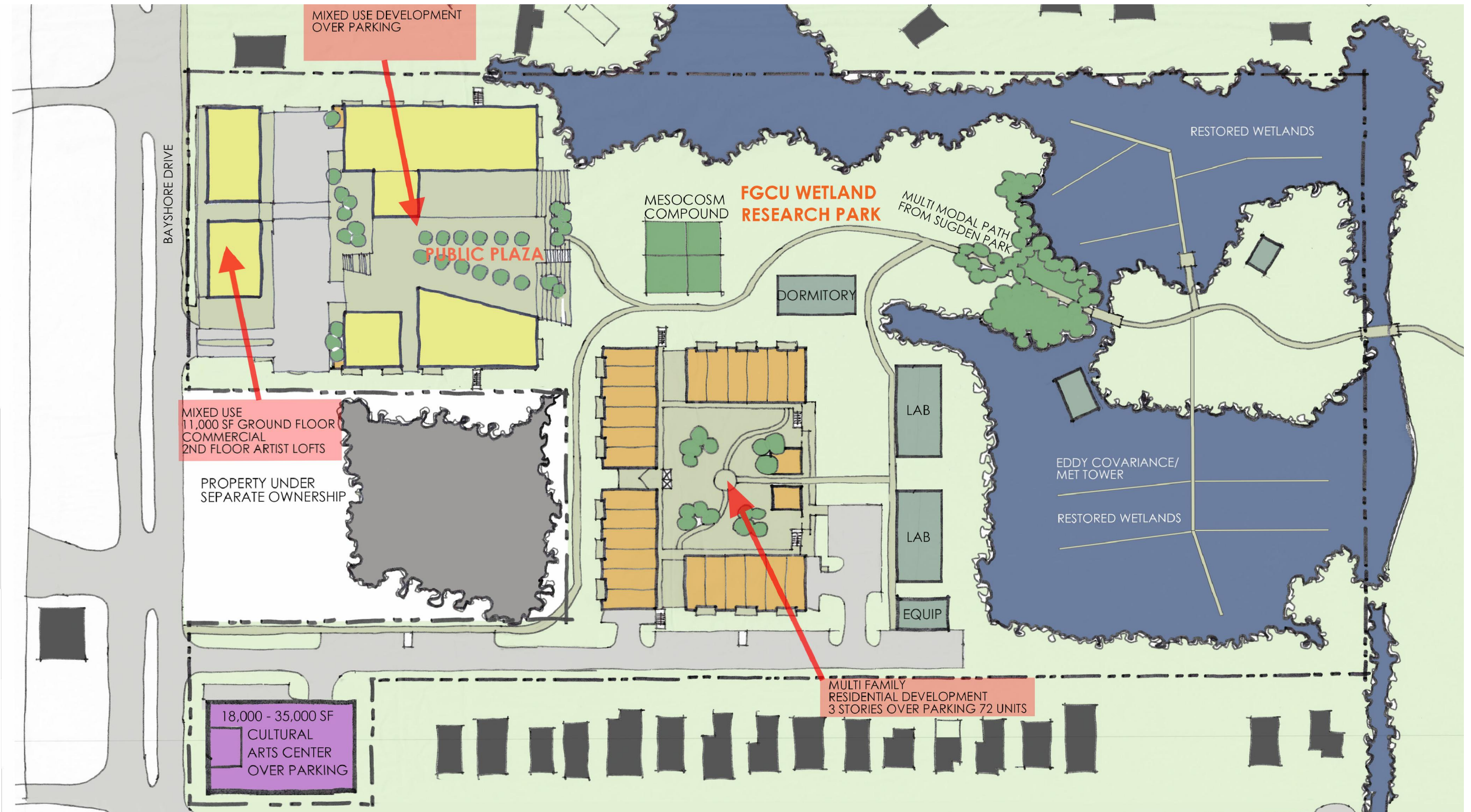
AWARDS AND PUBLICATIONS

- 2019 Citizen Architect
- 2018 AIA Florida Southwest Honor Award – Holocaust Museum and Education Ctr.
- 2018 AIA Florida Southwest Merit Award – Lutgert Professional Center
- 2018 AIA Florida Southwest Honor Award – Judy Sullivan Family Resource Center
- 2017 AIA Florida Southwest Merit Award – La Mer Common areas
- 2017 AIA Florida Southwest Merit Award – 2400 Building
- 2016 AIA Florida Southwest Honor Award – Fakahatchee State Preserve
- 2016 AIA Florida Southwest Merit Award – Ridge Drive Residence
- 2015 National Community Development Association - Audrey Nelson Community Development Award, Immokalee Zocalo
- 2015 “A Modern Get Away” Gulfshore Life Magazine
- 2015 “Sunshine State Sustainability-Work of David Corban Architect” American Builders Quarterly
- 2014 SW FL AIA Excellence in Architecture, Broad Court Residence
- 2014 SW FL AIA Excellence in Architecture, Immokalee Zocalo
- 2013 “Architect’s Homes” Gulfshore Life Magazine Haldeman Creek House featured.
- 2012 AIA Florida 100 places – 100 years a top 100 place. Haldeman Creek House
- 2012 Haldeman Creek House – WINK TV, NBC 2, Naples Daily News, Florida Weekly, News Press
- 2011 “Best Buildings in Southwest Florida” The News Press May 28, 2011
- 2010 “Five Who Make a Difference” Gulfshore Life Magazine July 2010 issue
- 2010 “Naples Botanical Garden” Landscape Architecture Cover article in the May 2010 issue
- 2009 “Fine Designs” Florida Weekly Cover Article and Photograph Haldeman Creek House
- 2007 SW FL AIA Excellence in Architecture Design Award Haldeman Creek House
- 2007 SW FL AIA Design Award The Docks on Fifth Marina
- 2005 “Modern Masterworks” Gulfshore Life Magazine Photo Layout featuring Trudy Labell Fine Art.
- 2004 SW FL AIA Design Award Village at Trails End
- 2003 Gulfshore Business Magazine Best Commercial Buildings - Better Roads, Inc.
- 2003 SW FL AIA Design Award Art League of Marco Island
- 2001 Florida AIA Design Award Cambier Park Band Shell

CIVIC/ACADEMIC INVOLVEMENT

- Board of Directors – Naples Players Theatre (Facilities Chair, Long Range Planning Committee)
- Economic Recovery Task Force Team Member; Group backed by Board of County Commissioners to spur growth in Collier County and streamline the County permitting process
- past President of Southwest Florida Chapter of the AIA
- AIA Florida Board of Directors 2017-2018
- Leadership Collier Class of 2010
- Board of Directors - Naples Community Sailing Center
- Chairman - Collier County Citizens Advisory Task Force
- AIA 150 Blueprint for Southwest Florida - Panelist
- Board of Directors (past member) - Collier County Historical Society
- Old Naples Preservation Task Force Member. Sponsored by Naples City Council to develop design standards for new construction in Olde Naples
- Guest Juror - Mississippi State University, University of Florida and Florida International University Schools of Architecture
- Mississippi State University - 25th Anniversary Alumni Exhibit, February 1999





17.85 ACRE BAYSHORE CRA PARCEL PROPOSED CONCEPTUAL SITE PLAN

DATE: 2-3-18

SCALE: 1" = 100'-0"

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17.8 acre Bayshore CRA Parcel proposed use diagram

mixed use zone
5.4 acres

public access to
sugden and
wetlands parks

wetlands research
park zone
10.8 acres

cultural arts zone
1.6 acres

Greater Naples Fire
Rescue - Station #22